

CRITICAL AREA REPORT - Minor Subdivision, Alice Heavener Lands.

This subdivision is the separation of a 5-acre building site from a 300 plus acre farm. The farm itself is bounded on the east and southeast by the drainage area of the upper reaches of the East Fork of Langford Creek and is split by the Langford-Pomona Road. The 5-acre lot is in a corner formed by the road on the south and the old Brices mill pond and mill property on the east. The entire lot appears to fall within the Critical Area perimeter. Since a great deal of the farm lies within the critical area, the one lot per 20 acre ratio should be no problem.

The ground is high, sloping towards the south and east. There are steep banks adjacent to the old mill pond, the Weinmann lot, and the road. The soil is Sassafras gravelly loam, well drained but subject to severe erosion. Approximately one-third of the lot is open ground; the remainder is a band of hardwoods along the south and east sides. The woods are a mixture of oak, beech, cherry, locust, etc. Healthy stands of blackberries and greenbriers flourish among the trees. A large oak dominates the side of the county road. Every effort should be made to protect this one.

The old mill pond on the Thompson property is rather unique. Hopefully some day the dam will be rebuilt and the original pond restored. Until that time it will continue to be a haven for those creatures oriented towards a fresh water marsh. Regardless, the pond is not part of this property. There are apparently no unusual species of flora or fauna in the area. Deer, small mammals, upland birds, etc. are undoubtedly present. Brer Rabbit should be happy as a clam in the brier patches.

The effect of this subdivision will be to tame one more part of the countryside. The impact should not be too visible, however, because any structure built on the lot will be hidden from passing traffic by the high banks along the road. With the proper erosion controls there should be no effect upon the water quality of Langford Creek. Local animals will adjust.

February 4, 1988.

William R. Nuttle.

This Indenture Made the Eighth

day of November in the year of our Lord one thousand nine
hundred and seventy-nine (1979) **Between**

ALICE HEAVENER, single woman, ELENORE HEAVENER, single woman,
HERBERT KNECHEL, JR. and FLORENCE KNECHEL, his wife, and DUANE
L. HEAVENER and MARIE HEAVENER, his wife

(hereinafter called the Grantors), of the one part, and

ALICE HEAVENER, single woman, ELENORE HEAVENER, single woman, and
HERBERT KNECHEL, JR. and FLORENCE KNECHEL, his wife

(hereinafter called the Grantees), of the other part;

Witnesseth, That the said Grantors for and in consideration of the sum of
ONE (\$100) DOLLAR-----lawful
Monies of the United States of America, unto them well and truly paid by the said
Grantee at and before the sealing and delivery of these presents, the receipt whereof is
hereby acknowledged, have granted, bargained, sold, aliened, enfeoffed, released and
confirmed, and by these presents do grant, bargain, sell, alien, enfeoff, release and

confirm unto the said Grantees, their heirs and Assigns, in the
following manner: Unto the said Alice Heavener, her heirs and
assigns, an undivided one-third interest; unto the said Elenore
Heavener, her heirs and assigns, an undivided one-third interest;
and unto Herbert Knechel, Jr. and Florence Knechel, his wife, as
tenants by the entireties, their assigns, the survivor of them,
his or her heirs and assigns an undivided one-third interest; in
and to

ALL THAT CERTAIN parcel of land with buildings and improvements
thereon containing 317.21 acres of land and described in a
Deed from Paul J. Wilkinson, Trustee, to Guy Heavener and
Alice Heavener, his wife, Duane L. Heavener and Marie Heavener,
his wife, Elenore Heavener, unmarried and Herbert Knechel,
Jr., and Florence Knechel, his wife, dated March 17, 1958
and recorded March 17, 1958 in Liber WHG 53 at folio 631, et
seq., among the Land Records for Kent County, Maryland;
being the same land described on a Plat entitled The Belle
A. Brice Farm, 7th Election District, Kent County, Maryland,
duly recorded in Plat Book WGH 1 at Plat 10, among the Land
Records for Kent County, Maryland; SAVING AND EXCEPTING
THEREFROM all that parcel of land containing 2.000 acres,
more or less, conveyed to Violet Greenwood Leiby, by deed
dated December 28, 1976 and recorded in Liber EHP 71 at
folio 790, among the Land Records for Kent County, Maryland,
and as more fully described in Exhibit "A" attached hereto
and made a part hereof.

RECEIVED FOR TRANSFER

THIS 20th DAY OF June 19 80
Nancy L. Unruh SECRETARY
SUPERVISOR OF ASSESSMENTS KENT CO MD.

JUN 20-80 A 27697 ****810.63
JUN 20-80 A 27696 ****268.95
JUN 20-80 A 27695 ****34.00

mailed to Herbert Knechel 7/11/80

BEGINNING at a point on the center line of the public road that leads easterly from Langford Crossroads towards Brice's Mill to Pomona and on the division line of the herein described lands and those of Earl Comegys (See W.H.G. 3, folio 70) formerly known as the Crew lands, and running

(1) Thence by and with the said Earl Comegys lands along a well defined fence

N 42 deg. 39 min. W -- 563.00 ft. to a post set in the line of lands of Herbert F. Usilton (See W.H.G. 23, folio #1)

(2) Thence by and with the said Herbert F. Usilton lands along a well defined fence

N 48 deg. 07 min. E -- 1892.70 ft. to the center of the run of a stream or branch, said point is S 48 deg. 07 min. W -- 55.00 ft. from a concrete monument that marks the Southeasterly corner of the aforementioned Herbert F. Usilton farm

(3) Thence by and with the center of the run of a stream or branch the equivalent of the five following courses and distances

S 29 deg. 15 min. E -- 434.60 ft. to a point

S 68 deg. 46 min. E -- 280.60 ft. to a point

N 64 deg. 10 min. E -- 266.50 ft. to a point

S 66 deg. 24 min. E -- 483.00 ft. to a point

S 52 deg. 57 min. E -- 337.80 ft. to a point where the aforementioned stream or branch empties into a pond, known as "Brice's Mill Pond"

(4) Thence by and with the mean high water line of the said Mill Pond the five following courses and distances

S 01 deg. 00 min. W -- 130.00 ft. to a point

S 01 deg. 42 min. W -- 303.60 ft. to a point

S 10 deg. 56 min. W -- 292.30 ft. to a point

S 05 deg. 46 min. E -- 189.60 ft. to a point

S 51 deg. 27 min. E -- 113.90 ft. to a point and a wire fence that is supposed to divide the herein described lands from those of the Brice's Mill Pond property

(5) Thence by and with the said Mill Pond property along a well defined wire fence the three following courses and distances

S 32 deg. 26 min. W -- 98.80 ft. to a point

S 09 deg. 51 min. W -- 144.90 ft. to a point

S 14 deg. 22 min. E -- 134.00 ft. to a point on
the center line of the aforementioned Langford to Pomona
public road

(6) Thence by and with the center line of the
said public road as same was recently located the two following
courses and distances

S 80 deg. 29 min. E -- 262.70 ft. to a point

S 65 deg. 23 min. E -- 458.00 ft. to a point and
to the line of lands of George W. Johnson (See R.A.S. #33,
folio 483)

NOTE: Said point being S 65 deg. 23 min. E --
115.00 ft. from the center of the Westerly Bridge over a
prong of the headwaters of the Easterly fork of Langford Bay
and also N 65 deg. 23 min. West -- 100.00 ft. from the
center of the Easterly bridge over another fork to the
aforementioned East Fork of Langford Bay.

(7) Thence by and with a division line of the
aforementioned George W. Johnson lands

S 00 deg. 33 min. E -- 249.10 ft. to the confluence
of the two aforementioned prongs of stream as mentioned in
Paragraph (6)

(8) Thence by and with the center line of the
headwaters of the East Fork of Langford Bay the equivalent
to the twelve following courses and distances

S 00 deg. 56 min. W -- 174.50 ft. to a point

S 39 deg. 34 min. E -- 154.30 ft. to a point

S 09 deg. 24 min. W -- 179.30 ft. to a point

S 39 deg. 42 min. W -- 202.40 ft. to a point

S 39 deg. 25 min. E -- 227.50 ft. to a point

S 19 deg. 33 min. E -- 170.00 ft. to a point

S 01 deg. 29 min. E -- 626.90 ft. to a point

S 44 deg. 36 min. E -- 225.00 ft. to a point

S 38 deg. 11 min. W -- 625.00 ft. to a point

N 86 deg. 39 min. W -- 470.00 ft. to a point

S 57 deg. 01 min. W -- 360.00 ft. to a point

S 83 deg. 36 min. W -- 422.40 ft. to a point and
to the broad waters of the said East Fork of Langford Bay

(9) Thence by and with the mean high water line
of the said Langford Bay the equivalent of the two following
courses and distances

N 62 deg. 06 min. W -- 883.30 ft. to a point

S 74 deg. 53 min. W -- 100.00 ft. to a point on
the division line of Maple Hill (A farm of Thos. W. Eliason)

(10) Thence by and with the lands of Thos. W.
Eliason along a well defined wire fence the two following
courses and distances

N 43 deg. 51 min. W -- 3427.80 ft. to a corner

N 47 deg. 58 min. E -- 669.70 ft. to a point on
the center line of the aforementioned public road leading
from Langford toward Pomona

(11) Thence by and with the center line of the
said road the two following courses and distances

S 78 deg. 44 min. E -- 156.80 ft. to a point

N 83 deg. 34 min. E -- 742.60 ft. to the point of
beginning.

CONTAINING in all 317.281 acres of land, more or
less, less 3.80 acres, more or less, lying in the public
road, making a net acreage of 313.481 acres, more or less,
in accordance with a survey and plat thereof prepared by
J.B. Metcalfe, Registered Surveyor, in February, 1958, a
copy of which said plat is recorded or intended to be recorded
among the Plat Records of Kent County.

EXCEPTING THEREFROM all that parcel of land containing
2.000 acres more or less, described as follows, that is to
say:

DESCRIPTION OF PART OF THE ALICE HEAVENER, ET. AL. LANDS, SEVENTH
DISTRICT, KENT COUNTY, MD.

Beginning for the same at an iron pipe on the northeast side of Langford-Pomona Road (50' wide), said point being the southeast corner of the herein described lands and a corner for the lands of Cynthia T. Weinmann; and running, thence, by and with the northeast side of said road the five following courses and distances: (1) N 75 48 W - 130.14', (2) along a curve the chord of which is N 63 13 20 W - 152.44', (3) along a curve the chord of which is N 47 01 20 W - 139.42', (4) N 42 48 30 W - 160.09', and (5) along a curve the chord of which is N 45 49 30 W - 73.00' to an iron pipe and a new division line between the herein described lands and other lands of Heavener; thence, by and with said new division line N 49 15 30 E - 401.64' to an iron pipe, S 81 03 E - 141.87' to an iron pipe, and S 81 03 E - 73.16' to the lands of Jean R. Thompson; thence, by and with said Thompson lands, following the edge of the old mill pond (now dry), S 01 05 E - 189.60' and S 46 46 E - 113.90' to the aforementioned Weinmann lands; thence, by and with said Weinmann lands S 37 07 W - 54.30' to an iron pipe, S 37 07 W - 44.50' to an iron pipe, S 14 32 W 144.90' to an iron pipe, and S 09 41 E - 107.54' to the place of beginning. Containing in all 5.007 acres of land, more or less.

January 29, 1988.

William R. Nuttle.

OTHER LANDS OF THOMPSON

GUY HEAVENER

2.001 ACRES ±

OTHER LANDS OF THOMPSON

LANGFORD-DRICES MILL ROAD

PLAT OF A SURVEY OF PART OF THE
JEAN R. THOMPSON LANDS
7TH DISTRICT, KENT COUNTY, MD.

Scale 1"=60'

Sept. 1978.

William R. Nuttle, Reg. Surveyor
Chestertown, MD.

October 18, 1978

THE FOREGOING Deed + Plat

FILED FOR RECORD AND IN

ACCORDINGLY RECORDED AMONG THE LAND RECORDS OF KENT COUNTY, MD.

IN LIBER

EXP

NO.

83

FOLIOS

875-7

CLERK

Earl H. Pendergast

Mailed to: David Weinmann 11-3-78

RECEIVED

OCT 18 3 35 PM '78

CLERK-CIRCUIT COURT
KENT COUNTY

THIS DEED, Made this 9th day of October, 1978, by and between JEAN RICHARDSON THOMPSON, of Kent County, State of Maryland, party of the first part, and CYNTHIA THOMPSON WEINMANN and DAVID R. WEINMANN, her husband, of Kent County, State of Maryland, parties of the second part.

WITNESSETH, that in consideration of the sum of One Dollar (\$1.00), the receipt of which is hereby acknowledged, and of the love and affection of the said Jean Richardson Thompson for her daughter, the said Cynthia Thompson Weinmann, the said Jean Richardson Thompson does grant and convey unto the said Cynthia Thompson Weinmann and David R. Weinmann, her husband, as tenants by the entireties, to the survivor of them, and to the survivor's heirs and assigns, in fee simple, ALL that lot, piece, or parcel of land, situate, lying and being in the Seventh Election District of Kent County, Maryland, which is more particularly described by a survey prepared by William R. Nuttle, Registered Surveyor, in September 1978, and described as follows, that is to say:

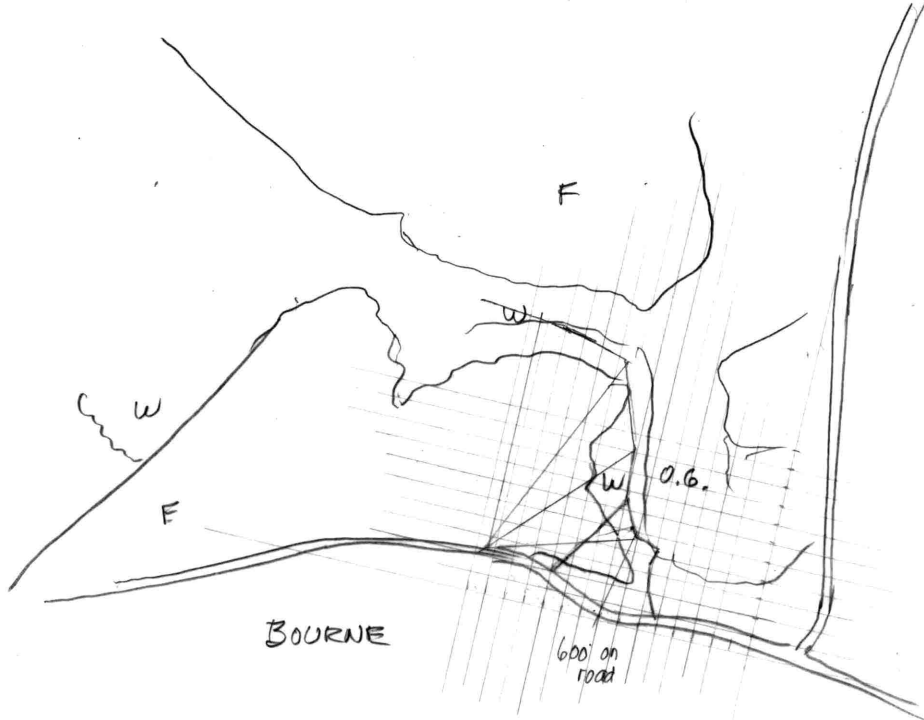
OCT 18-78 A & 2 536 *****12.00

BEGINNING for the same at a point in the centerline of Langford-Brices Mill Road, said point being the southwest corner of the herein described lands and a corner of the lands of Guy Heavener; and running, thence, by and with said Heavener lands the five following courses and distances: (1) North 09° 41' West - 27.34 feet to an iron pipe, (2) North 09° 41' West - 107.54 feet to an iron pipe, (3) North 14° 32' East - 144.90 feet to an iron pipe, (4) North 37° 07' East - 44.50 feet to an iron pipe, and (5) North 37° 07' East - 54.30 feet to a point near the edge of an old mill pond, now drained; thence, by and with a new division line between the herein described lands and other lands of Jean Richardson Thompson South 68° 28' 40" East - 240.13 feet to a point in said pond, South 18° 09' 40" West - 111.53 feet to an iron pipe on the dam, South 18° 09' 40" West - 194.97 feet to an iron pipe, and South 18° 09' 40" West - 27.50 feet to the centerline of Langford-Brices Mill Road; thence, by and with the centerline of said road along a curve the chord of which is North 71° 25' 10" West - 59.81 feet and North 75° 48' West - 140.19 feet to the place of beginning. Containing in all 2.001 acres of land, more or less.

SUBJECT, HOWEVER, to the right-of-way of said Langford-Brices Mill Road.

BEING a part of the property conveyed from Richard N. Thompson and Jean Richardson Thompson, his wife, to Jean Richardson Thompson, by deed dated June 16, 1973, and recorded among the Land Records for Kent County, Maryland in Liber E.H.P. No. 52, folio 204, etc.

TOGETHER with the buildings and improvements thereupon erected, made or being and all and every the rights, roads, alleys, ways, waters, privileges, appurtenances and advantages to the same belonging or in anyway appertaining.

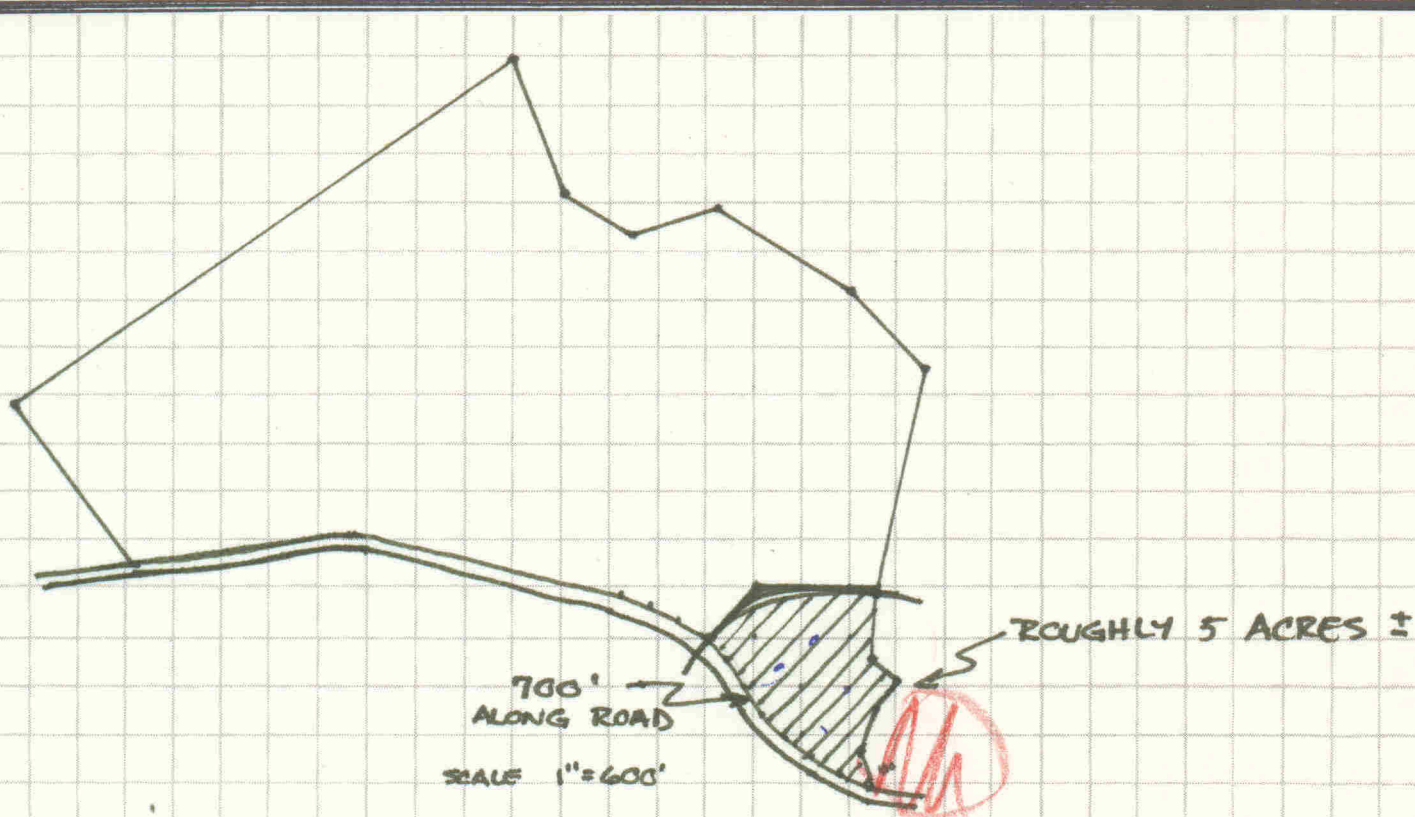


THOMAS B. BOURNE IV INC.

COMPUTATION SHEET

SUBJECT _____

PAGE _____ OF _____
BY _____
DATE _____
CHECKED BY _____
DATE _____

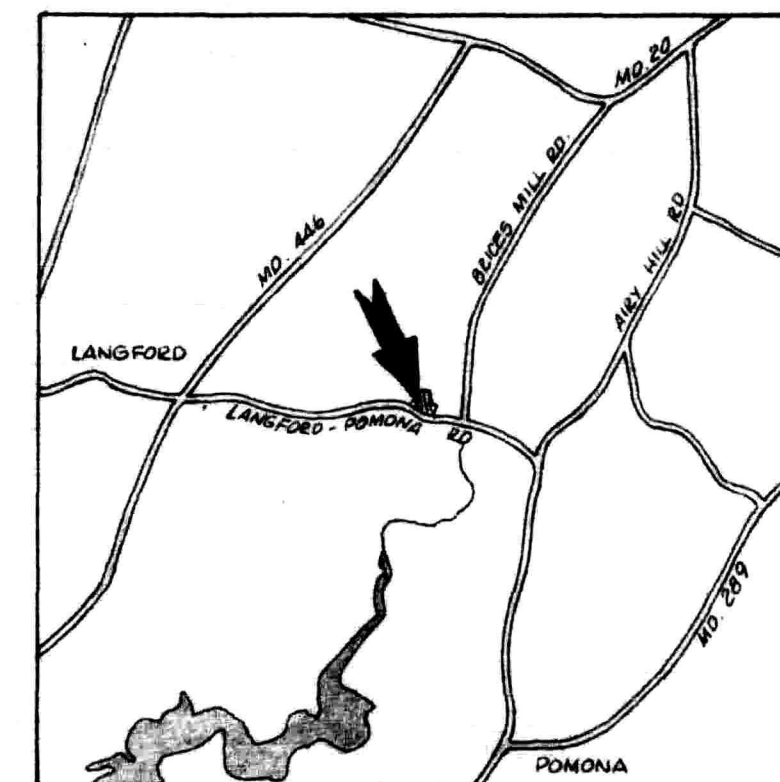
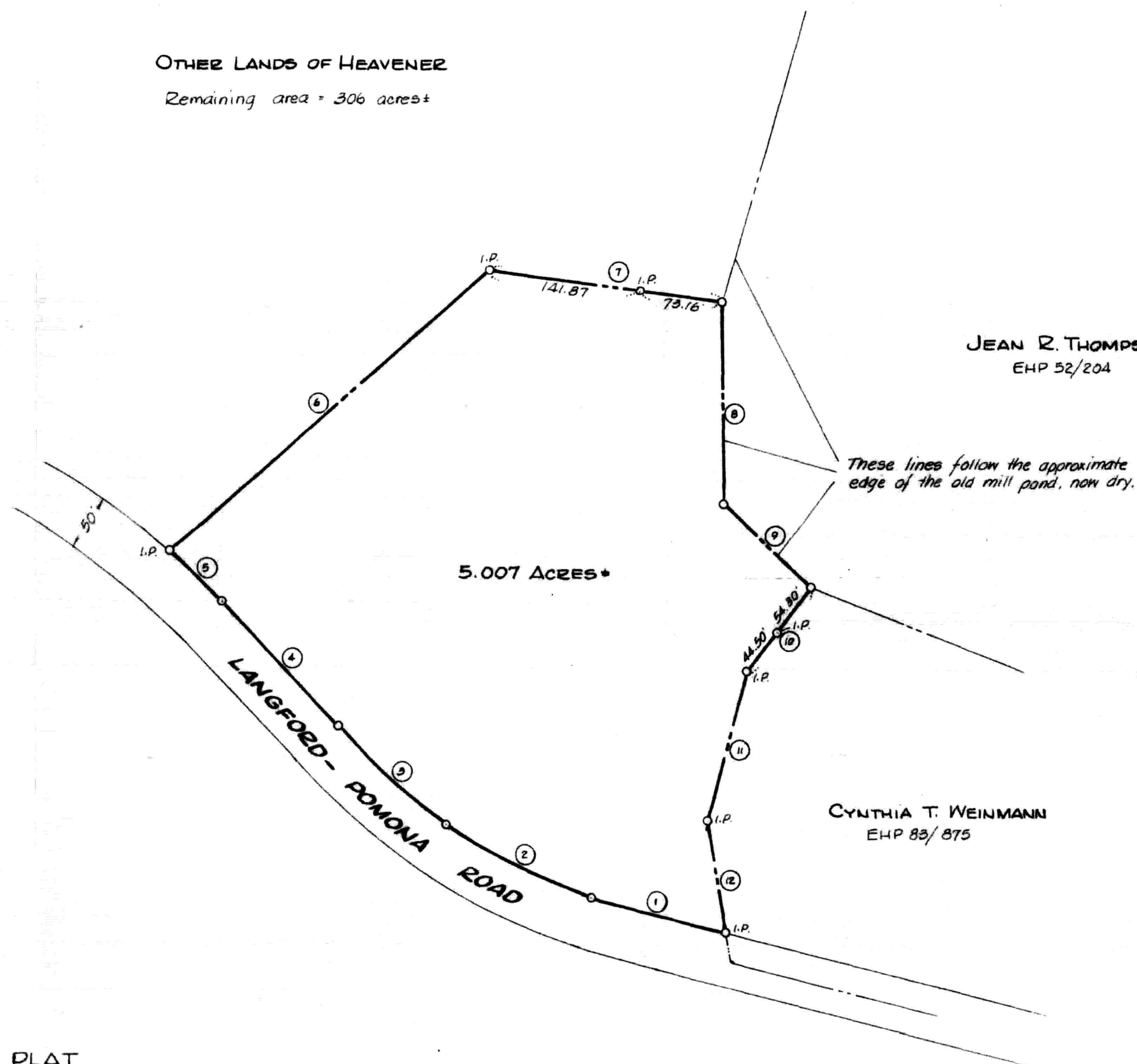


$$1 \text{ ACRE} = 43,560 \text{ ft}^2$$
$$5 \text{ ACRES} = 217,800 \text{ ft}^2$$

$$\text{Hatched Area} = 150' \times 150' = 22,500 \text{ ft}^2$$
$$= 0.5165 \text{ Acres}$$



OTHER LANDS OF HEAVENER
Remaining area = 306 acres±



NO.	BEARING	DIST.
1	N 75° 48' 00" W	130.14'
* 2	N 63° 13' 20" W	152.44'
* 3	N 47° 01' 20" W	139.42'
* 4	N 42° 48' 30" W	160.09'
* 5	N 45° 49' 30" W	78.00'
6	N 49° 15' 30" E	401.64'
7	S 81° 03' 00" E	215.03'
8	S 01° 05' 00" E	189.60'
9	S 46° 46' 00" E	113.90'
10	S 37° 07' 00" W	98.80'
11	S 14° 32' 00" W	144.90'
12	S 09° 41' 00" E	107.54'

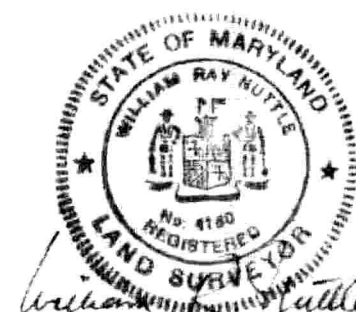
* Chord of a Curve.

MINOR SUBDIVISION PLAT
ALICE HEAVENER LANDS

7th DISTRICT, KENT COUNTY, MD.

Scale 1"=100' Jan. 1987.

William R. Nuttle, Reg. Surveyor
Chestertown, Md.



for Michael Bourne

I.P. = Iron pipe

APPROVED BY:
Kent County Director of Planning
Kent County Health Officer